

FOR SALE / FOR LEASE

Freestanding Building - Owner Operator & Investment Opportunity

817 Rosser Avenue, Brandon, Manitoba



**DOMINANT
SIGNAGE**



**GREAT
ACCESS**



**ON SITE
PARKING**



**232,000+
TRADE AREA**

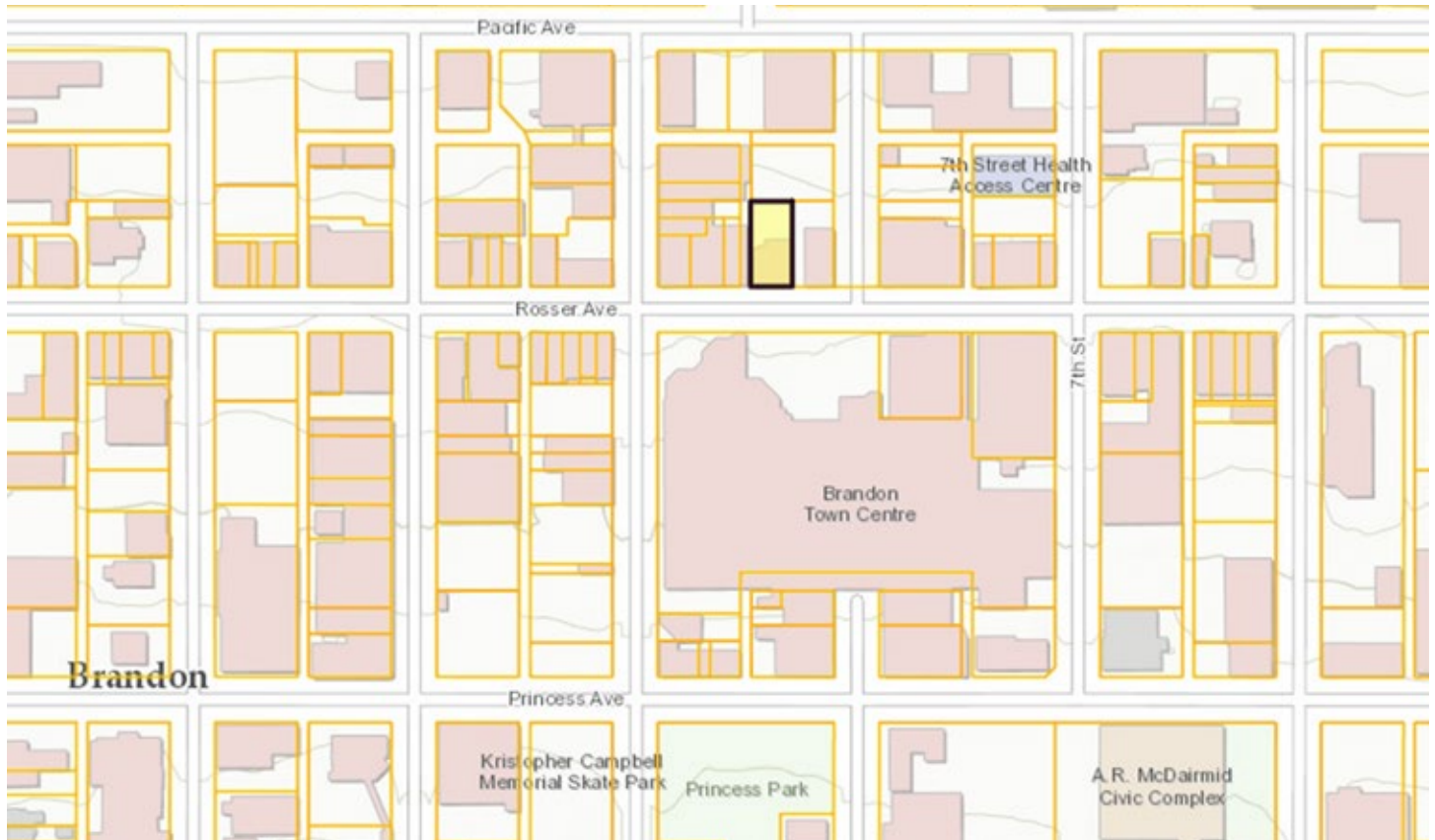
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SITE ASSESSMENT



204.474.2000

Shindico

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PROPERTY SUMMARY

Building	3,600 SF
Land Area	7,500 SF
Assessed Value	\$449,700
Asking Price	\$559,000
Space Available for Lease	1,173 SF
Lease Rate	\$8/SF
CAM*	\$4.05/SF
Property Taxes (2023)	\$3.72/SF
Management Fee	5% on base rent
Frontage	60' on Rosser Avenue
Taxes (2022)	\$11,358.58
Zoning	C2 - Commercial District
Parking	12 stalls

* Includes snow, garbage ,bldg ins, water

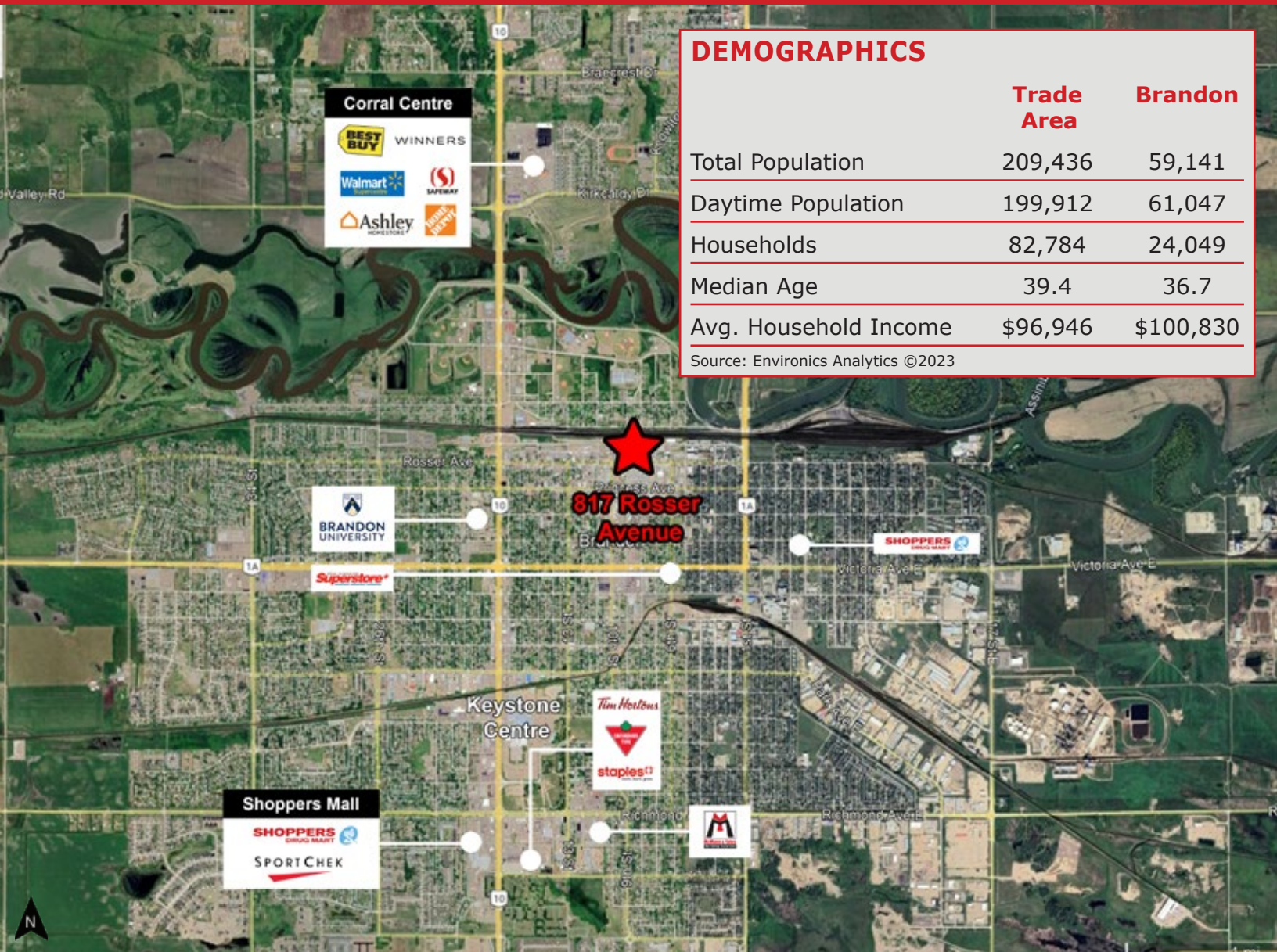
FEATURES

- Prominent downtown retail/office space.
- Currently subdivided into two (2) units. Can be subdivided further for a third unit.
- Immediate vacant possession:
- Brewers Direct space available Feb 1.
- Street parking in front and on-site parking in rear.
- Quality location adjacent to CIBC and prominent downtown retail mall.
- Opportunity for dominant signage on fascia and existing pylon.
- Separate entrance and signage at rear.
- Professionally managed.



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DEMOGRAPHICS

	Trade Area	Brandon
Total Population	209,436	59,141
Daytime Population	199,912	61,047
Households	82,784	24,049
Median Age	39.4	36.7
Avg. Household Income	\$96,946	\$100,830

Source: Environics Analytics ©2023

FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

Succeeding by Helping Others Succeed



Shindico is dedicated to the protection of the environment and the communities that we are a part of.

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